

BK 7699PG 105

49-344  
NO TRANSFER  
TAX PAID

WARRANTY DEED

**038'779**

**BOURQUE-LANIGAN POST #5, THE AMERICAN LEGION**, a Maine corporation  
doing business in Waterville, County of Kennebec and State of Maine

grants to **ANTONIO PEREIRA** and **MARIA PEREIRA**, husband and wife of Cambridge,  
in the Commonwealth of Massachusetts, as joint tenants, and not tenants in common, whose  
mailing address is: 5 Porter Street, Cambridge, MA 02141

with **WARRANTY COVENANTS**:

A certain lot or parcel of land situated easterly of College Avenue, in **WATERVILLE**,  
County of Kennebec and State of Maine and being more particularly described as follows to  
wit:

Beginning at a point in the easterly line of said College Avenue at the northwest corner  
of land now or formerly owned by said Gerald and Bethany Vigue and the southwest corner  
of said American Legion, said point marked by a granite monument; Thence north twenty-one  
degrees nine minutes east (N21° 09' E) along the easterly line of said College Avenue for  
seven and zero tenths (7.0) feet to a point and land to be retained by the Grantors; Thence  
south seventy-six degrees thirty-one minutes east (S76° 31' E) along land to be retained by the  
Grantors for thirty-seven and six tenths (37.6) feet to a point; Thence south seventy-five  
degrees fifty-one minutes east (S75° 51' E) and continuing along land to be retained by the  
Grantors for thirty-two and six tenths (32.6) feet to a point in the northerly line of the  
Grantees; Thence north eighty-one degrees forty-seven minutes west (N81° 47' W) along the  
northerly line of said Grantees for seventy-one and four tenths (71.4+) feet more or less to  
the point of beginning. Bearings referred to are from grid north oriented to the Maine State  
Plane Coordinate System. Meaning and intending to describe a parcel of land containing two  
hundred fifty-one (251 +) square feet more or less.

Subject, however, to an easement to CMP Co. dated January 21, 1981 and recorded in said  
Registry Book 2365 Page 291.

The purpose of this conveyance is to establish a boundary line free of encroachments which  
existed before the exchange of deeds between the above parties. See attached Exhibits 1.

Meaning and intending to convey a portion of the same premises described in deeds to  
**BOURQUE-LANIGAN POST #5, THE AMERICAN LEGION** recorded in Kennebec  
Registry of Deeds Book 868 Page 358, Book 1974 Page 333, Book 2438 Page 72, and Book  
5722 Page 281 to which reference should be made for more particulars.

WITNESS the hand and seal of Larry G. Mitchell, as the duly authorized Commander  
of the **BOURQUE-LANIGAN POST #5, THE AMERICAN LEGION** this  
SEVENTH day of October, 2003.

**BOURQUE-LANIGAN POST #5,  
THE AMERICAN LEGION**

Page 1 of 2

Grantor's Initials LM  
Grantee's Initials MP

Grantee's Initials \_\_\_\_\_

32 Warren M. Boulton

48-344

BK 7699PG 106

Warren M. Poulin By: Larry G. Mitchell  
Witness Larry G. Mitchell, as  
Its Authorized Commander

STATE OF MAINE, Kennebec, ss. October 7, 2003

Then personally appeared the above named **LARRY G. MITCHELL** in his representative capacity as the said Commander and acknowledged the foregoing instrument to be his free act and deed.

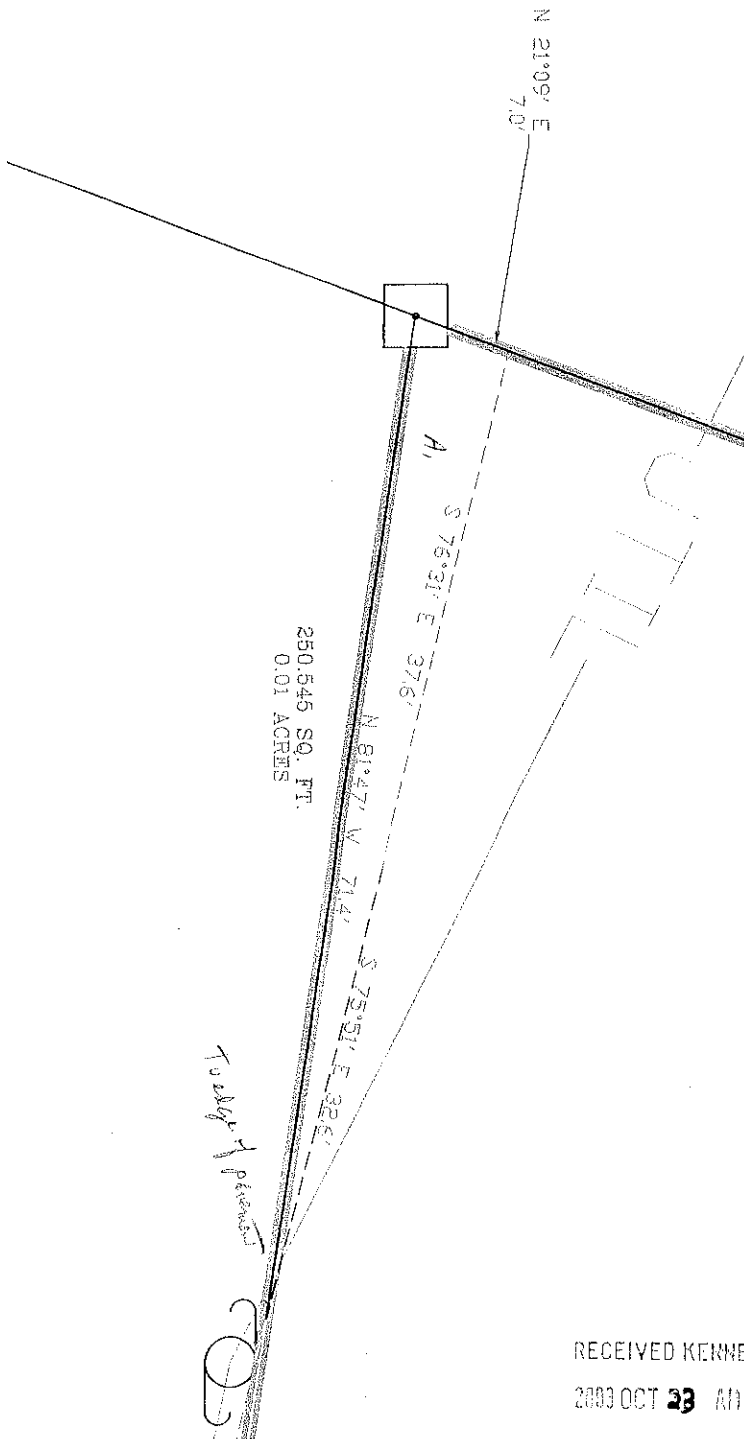
Before me,

Warren M. Poulin  
Warren M. Poulin, Attorney at Law and  
Notary Public (Print Name)



48-344

AK 7699PG107



To take in 100%

RECEIVED KENNEBEC SS.

2003 OCT 23 AM 9:00

ATTEST: *[Signature]*  
DEPUTY CLERK

EXHIBIT 1-2